

Grantee: Sterling Heights, MI

Grant: B-08-MN-26-0012

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-08-MN-26-0012

Obligation Date:

03/20/2009

Award Date:**Grantee Name:**

Sterling Heights, MI

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Amount:

\$2,454,961.00

Grant Status:

Active

QPR Contact:

Teresa Jarzab

Estimated PI/RL Funds:

\$40,925.81

Total Budget:

\$2,495,886.81

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

AREAS OF GREATEST NEED To determine the areas of greatest need, the City first located the areas in the city that qualified under the "low-, moderate- and middle-income" (LMMI) criteria. Since all of the funds made available under Neighborhood Stabilization Program are to be used with respect to individuals and families whose incomes do not exceed 120% of area median income, it would not be an efficient use of time to evaluate an area of the City that was not LMMI eligible. As the next step the City evaluated each LMMI area using the criteria required under Title III of Division B of the Housing and Economic Recovery Act. One census tract located in the City topped both of the data sets but was not included as an area of greatest need. Tract number 2313 (including all block groups), which boundaries run from Fourteen Mile Road to Eighteen Mile Road and Mound to Van Dyke is a primarily industrial and commercial area and as a result excluded from the City's target areas. The 2000 Census indicated that there are 96 households in tract 2313. However, all of these properties are now considered non-conforming. The City does not want to use NSP funds to encourage continued residential use of non-conforming properties. In addition, many of the residential properties located in tract 2313 have been purchased by the owners of the adjacent industrial businesses and have been left vacant because they are located in an undesirable area. Three additional LMMI eligible tracts (tract 2312 block group 2; tract 2311 block group 4; and tract 2300 block group 1) were also excluded from consideration for the areas of greatest need because of a high percentage of apartment complexes, new senior living complexes, or commercial properties. The remaining LMMI eligible areas all had similar foreclosure related issues with abandonment risk scores ranging from 5 to 9; foreclosure rates between 5.34% and 7.05%; and percent of high cost loans from 14.78% to 24.74%. Since a high foreclosure rate did not guarantee a high abandonment score, or an increase in high cost loans all remaining LMMI eligible areas have been included in the designated areas of greatest needs. A map and a summary of the required criteria for each tract and block group included in the City's designated areas of greatest need have been included with the substantial amendment.

DISTRIBUTION AND USES OF FUNDS Since the City's designated areas of greatest needs is quite broad, all NSP activities proposed by the City (listed below) will be limited to these areas. Limiting NSP activities to these areas should not prove to be problematic. Each area has an adequate amount of foreclosed homes that would be considered "modest housing", which would be compatible with any of the City's NSP activities.

DEFINITIONS AND DESCRIPTIONS Definition of "blighted structure". Per Chapter 33: Nuisances; of the City's Code of Ordinances, property can meet any one of the following criteria to qualify a property as a "blighted structure".

- Uninhabitable or useless structures.
- Dwellings out of repair.
- Partially completed structures.
- Unprotected vacant buildings in residential areas.

Distribution and and Uses of Funds:

Definition of "affordable rents." At the present time the City does not propose undertaking any activities that will produce units of rental housing. If the City does undertake such an activity, the units produced would be required to be leased at or below Fair Market Rent (FMR) — The monthly rent, including the cost of utilities (except telephone), as established by HUD for units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately owned, existing, decent, safe, and sanitary rental housing of modest (non-luxury) nature with suitable amenities. Periodical published in the Federal Register in accordance with 24 CFR part 888. This requirement would be enforced through deed restrictions and a lien in the amount of the total NSP investment in the project. The period of affordability would be based on the average per unit investment of NSP funds according to the following schedule:

Rental Units Amount of NSP Funds Invested Per Rental Unit	Affordability Period
Less Than \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Greater Than \$40,000	15 Years

Describe how the grantee will ensure continued affordability for NSP assisted housing. The City of Sterling Heights will adopt the HOME program standards for ensuring continued affordability. If a property is assisted with NSP funds and is sold during the affordability period, resale or recapture provisions will apply. All NSP activities currently proposed by the City will be subject to a recapture provision. The length of the affordability period will depend on the amount of the NSP investment in the property. The table below provides the affordability period required based on the NSP investment. The amount of the NSP investment will be treated as a loan and



secured by a second lien on the property. The amount of the NSP funds to be recaptured may be reduced on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period as allowed under 24 CFR 92.254(a)(5)(ii)(A)(2). In the event that the home is sold and the net proceeds are not sufficient to recapture the full NSP investment (or a reduced amount as allowed under 24 CFR 92.254(a)(5)(ii)(A)(2)) plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the owner since purchased, the city may share the net proceeds as allowed under 24 CFR 92.254(a)(5)(ii)(A)(3). During the affordability period the NSP housing must remain the family's principal residence. At the end of the affordability period the owner would be allowed to sell without restriction. Recaptured funds will be used for additional NSP eligible activities or returned to the Treasury as required by rules and regulations. Describe housing rehabilitation standards that will apply to NSP assisted activities. At minimum, all homes assisted with NSP funds will be brought into compliance with local ordinances, the Michigan Building Codes, and the International Property Maintenance Code. Lead based paint hazards will be addressed as required by HUD. **LOW INCOME TARGETING** The budget of \$613,740 for NSP activity NSP-03 was designated to meet the City's obligation to allocate at least 25% of its NSP funds for housing for families whose income does not exceed 50% AMI. The City will administer this activity unless a subrecipient is identified who will agree to abide by the NSP rules and regulations. The City also anticipates that NSP activity NSP-02, "Down Payment and Housing Rehabilitation" be utilized by families whose incomes do not exceed 50% AMI. The exact amount of funds will depend on the number of qualified eligible homebuyers. The City is prepared to adjust the budget for either activity in the event that one program proves more effective than the other in meeting its requirement. **ACQUISITIONS & RELOCATION** As a result of the City's aggressive Code Enforcement efforts it would be a rare occasion for a property to meet the criteria listed in the City's definition of a blighted structures as provided in response to question C (1). However, the City did include a minimal budget for demolition under NSP activity number NSP-05 in event that a "blighted property" was identified during the 18-month duration of this program. If a property were to be demolished the City expects to redevelop the property into housing for eligible LMML families. The maximum number of units for demolition would be eight. **PUBLIC COMMENT** No public comment was received.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,454,961.00
Total Budget	\$0.00	\$2,454,961.00
Total Obligated	\$0.00	\$2,524,961.00
Total Funds Drawdown	\$21.81	\$2,412,498.85
Program Funds Drawdown	\$21.81	\$2,371,573.04
Program Income Drawdown	\$0.00	\$40,925.81
Program Income Received	\$0.00	\$40,925.81
Total Funds Expended	\$0.00	\$2,761,136.39
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$368,244.15	\$0.00
Limit on Admin/Planning	\$245,496.10	\$140,015.53
Limit on State Admin	\$0.00	\$140,015.53

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$613,740.25	\$1,289,968.81

Overall Progress Narrative:

Waiting on close out packet

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$21.81	\$2,454,961.00	\$2,371,573.04

Activities

Grantee Activity Number:	NSP-01
Activity Title:	Administration

Activity Category:

Administration

Project Number:

BCKT

Projected Start Date:

09/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

07/30/2013

Completed Activity Actual End Date:**Responsible Organization:**

City of Sterling Heights

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2013**

N/A

To Date

\$153,521.17

Total Budget

\$0.00

\$153,521.17

Total Obligated

\$0.00

\$223,521.17

Total Funds Drawdown

\$21.81

\$140,015.53

Program Funds Drawdown

\$21.81

\$140,015.53

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$176,126.04

City of Sterling Heights

\$0.00

\$176,126.04

Match Contributed

\$0.00

\$0.00

Activity Description:

General NSP administration.

Location Description:

General NSP administration.

Activity Progress Narrative:**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00
